

State of Hawai'i
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of State Parks
Honolulu, Hawai'i 96813

March 14, 2008

Board of Land and Natural Resources
State of Hawai'i
Honolulu, Hawai'i

SUBJECT: Request for Approval to Amend Lease S-5291 to Adella Au Johnson
Ahupua'a 'O Kahana State Park, Kahana, O'ahu

Act 5 enacted by the State Legislature in 1987 authorized the Department of Land and Natural Resources to enter into residential leases at Kahana State Park. A total of 31 residential permits were issued to families and individuals living in Kahana in 1970 when the State acquired the *ahupua'a*. This resulted in 31 residential leases being signed in 1993. Each lessee was offered a \$50,000 mortgage by the State to construct a new house on the subdivided lease lots. These mortgages are administered by the Hawaii Housing Finance and Development Corporation (HHFDC). In lieu of a lease rent, each lessee provides 25 hours of interpretive service each month by participating in park programs that promote the concept of a "cultural living park".

Lease S-5291 for Lot B-1 on Trout Farm Road was executed with Ms. Adella Au Johnson in 1993. At that time, Ms. Johnson chose to remain in her existing house and did not apply for a mortgage loan. State Parks realized after the signing of the lease that the surveyed lot did not include Ms. Johnson's house structure. A consultant has been hired by State Parks to consolidate and resubdivide Ms. Johnson's lot to correctly reflect the location of the existing house structure. Once the lot configuration is resolved, Ms. Johnson has indicated her interest in constructing a new house. She will be responsible for securing her own funding for the house construction since mortgage loans for Kahana are no longer available through HHFDC.

Ms. Johnson has requested to amend her lease to include her granddaughter, Tiare L. Johnson, as co-lessee to assist her with the mortgage and her requirement of 25 hours of interpretive service each month. The Johnsons have agreed to pay all expenses incurred in amending the lease. There will be no changes to the text or conditions of the standard Kahana lease document.

ITEM E-1

RECOMMENDATION:

Although the original leases were all signed with one lessee, several lessees have requested to amend the lease by adding a co-lessee. The Department of the Attorney General has concurred with these amendments. Therefore, it is recommended that the Board approve the amendment of Lease S-5291 at Kahana State Park to include the name of Tiare L. Johnson as co-lessee with her grandmother, Adella Au Johnson.

Respectfully submitted,



DANIEL S. QUINN
State Parks Administrator

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN, Chairperson

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January 15, 2008

DEPT OF LAND
NATURAL RESOURCES

Adella Au Johnson
52-236 B-1 Kamehameha Hwy.
Hauula, Hawaii 96717

Daniel S. Quinn, State Parks Administrator
State of Hawaii, DLNR, Division of State Parks
1151 Punchbowl St.
Honolulu, Hawaii 96813

Dear Mr. Quinn

Please accept this request for addition of a co-lessee to my lease (S-5291) for lot B-1 in Kahana, along Trout Farm Road, Ahupua'a 'O Kahana State Park.

I respectfully request my granddaughter, Tiare L. Johnson be added as co-lessee. Tiare has continuously lived with her dad in Kahana and will now live with me.

I understand I am responsible for any legal costs incurred.

Please feel free to call me @ 808 2378153 with any questions, or contact Ron Johnson (son) @ 808-4978129 any time.

Thank you for your assistance in this matter.

Sincerely,

Signature

